

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION**

<b>IN RE:</b>	:	<b>Case No. 25-10803</b>
	:	<b>(Chapter 13)</b>
<b>DEBRA HIRATZKA,</b>	:	<b>(Judge B. Buchanan)</b>
	:	
	:	
<b>Debtor</b>	:	

**LIQUIDATION ANALYSIS**

**REAL ESTATE:**

**6857 Indian Hill Place:**

Value	\$680,000
First Mortgage	\$116,000
IRS Secured Debt	\$316,200

**Debtor's Fractional Ownership – 50%**

Debtor's Value	\$340,000
Debtor's First Mortgage	\$58,000
Debtor's IRS Secured Debt	\$158,100
Cost of Sale	
Realty Fee (7%)	\$45,500
Closing Costs /Deed	\$4,500
Exemption	<u>\$161,375</u>
	-\$87,975

<b>BALANCE/EQUITY</b>	<b>0.00</b>
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**2856 Observatory:**

Value	\$580,000
First Mortgage	\$36,450
Second Mortgage	\$178,000
IRS Secured Debt	\$316,200

**Debtor's Fractional ownership – 33.33%**

Debtor's Value	\$193,000
Debtor's First Mortgage	\$12,150

Debtor's Second Mortgage	\$60,000	
Debtor's IRS	\$105,500	
Costs of Sale		
Realty Fee (7%)	\$40,600	
Closing Costs/Deed	\$4,000	
Exemption	<u>\$1,000</u>	
	-30,250	
BALANCE/EQUITY		0.00

Personal Property

Bank Accounts/Financial Interests	\$375	
Exemptions	<u>\$375</u>	
BALANCE/EQUITY		0.00

Household Goods	\$71,700	
Exemptions	<u>\$6,995</u>	
BALANCE/EQUITY		\$64,705

Chapter 7 Trustee Fee	\$18,955	
Balance/Equity		\$45,750

Liquidation percentage per 11 U.S.C. Section 1325(a)(4)

Equity (\$45,750) divided by (unsecured debt) \$110,700 equals (Liquidation Percentage) 41.32%

Respectfully submitted,

STATMAN, HARRIS, LLC

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